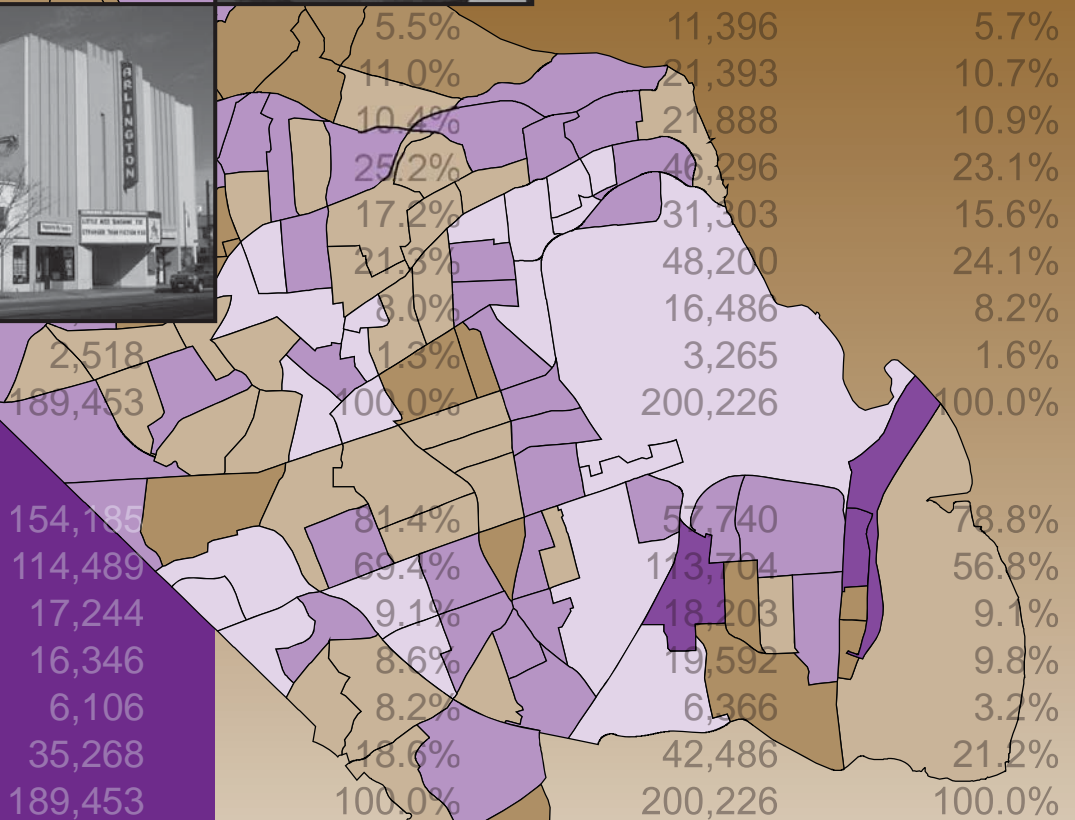


# Arlington, Virginia



# PROFILE 2007

**A**rlington is an urban county of about 26 square miles located directly across the Potomac River from Washington DC. No incorporated towns or cities lie within Arlington's boundaries. Originally part of the area surveyed for the nation's capital, the portion on the west bank of the Potomac River was returned to the Commonwealth of Virginia by the U.S. Congress in 1846. This area was known as Alexandria City and Alexandria County until 1920 when the county portion was renamed Arlington County.

Arlington had an estimated population of 202,800 on January 1, 2007, reflecting a 7% increase since 2000. It is among the most densely populated jurisdictions in the country with a population density of about 7,860 persons per square mile. Arlington's population is racially, ethnically and culturally diverse. In 2005, about 35% of Arlington's residents were Hispanic/Latino, African-American, Asian or multi-racial. Almost one-quarter of residents were born outside the United States in 2005. Arlington County public school children speak 105 languages and hail from 127 countries. Arlington residents are among the most highly educated in the nation. In 2005, slightly over 66% of adults age 25 and older had a bachelor's degree or higher and about 36% had a graduate or professional degree.

Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington boasts high quality residential neighborhoods. Residents are actively involved in the community. Arlington has 62 registered civic and citizen associations, dozens of commissions, and over 100 community service organizations. There are almost 200 public parks and playgrounds, 86 miles of biking/jogging trails, 14 community centers, 8 live stage theaters and 8 libraries in Arlington for residents and visitors to enjoy.

Arlington's central location in the Washington DC metropolitan area, its ease of access by car and public transportation, and its highly skilled labor force have attracted an increasingly varied residential and commercial mix. Arlington has focused high-density commercial and residential development around Metrorail stations in the Rosslyn-Ballston and Jefferson Davis Metro Corridors, while maintaining lower density residential neighborhoods in the rest of the County.

Arlington had an estimated 200,300 jobs as of January 1, 2007. The federal government is the largest single employer in the County. Arlington's top 5 private employers are Virginia Hospital Center, Verizon, Lockheed Martin Corporation, Marriott International, and SAIC. In December 2006, Arlington's unemployment rate was 1.9%.

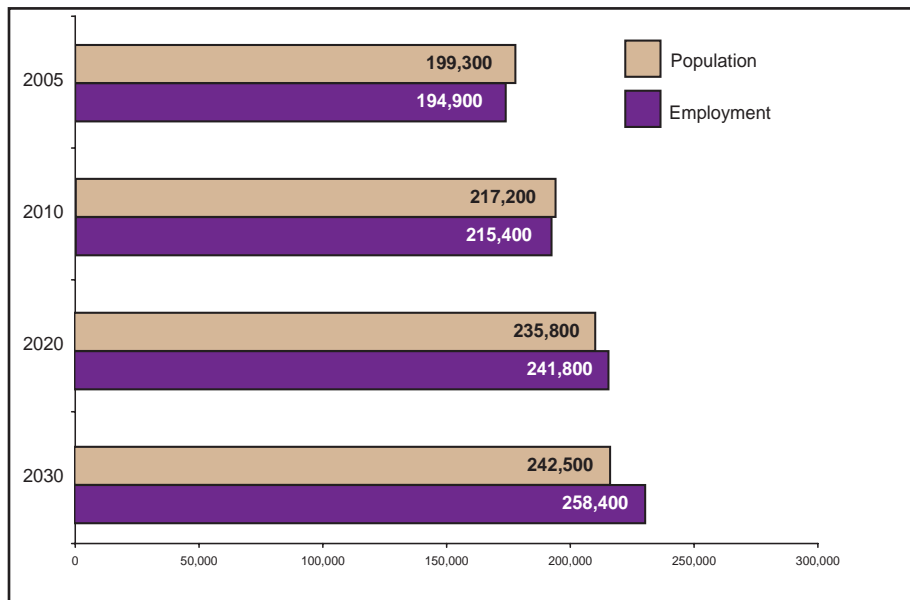
Arlington has more private office space than downtown Boston, Dallas, Denver, or Los Angeles. At the close of 2006, 1,354,323 square feet of office space was completed and approximately 1.4 million square feet of office space was under construction. The office vacancy rate in 4th quarter 2006 was 10%, but the vacancy rates in some office markets,



including Ballston, Rosslyn, and Pentagon City, were lower.

Arlington's tax base is approximately divided between 42% commercial and 58% residential properties, enabling the County to maintain a competitive property tax rate in the Washington DC region. In 2006, the tax rate was \$0.818 per \$100 of assessed value.

## POPULATION AND EMPLOYMENT FORECASTS



## ARLINGTON IN THE DC METRO AREA





## POPULATION

2007 Population (Planning Division Estimate)	202,800
2005 Population * (U.S. Census Bureau Population Estimates Program)	199,761
2000 Population (U.S. Census Bureau Decennial Census)	189,453

### AGE DISTRIBUTION (2000 and 2006 est.)

	2000		2005 ** γ		2007 **	
Under 5	10,397	5.5%	13,654	6.8%	14,800	7.3%
5 - 19	24,016	12.7%	24,754	12.4%	24,700	12.2%
20 - 24	16,535	8.7%	12,120	6.1%	10,600	5.2%
25 - 34	47,675	25.2%	41,302	20.7%	39,000	19.2%
35 - 44	32,664	17.2%	38,496	19.3%	40,300	19.9%
45 - 64	40,404	21.3%	50,795	25.4%	54,300	26.8%
65 - 84	15,244	8.0%	15,172	7.6%	15,100	7.5%
85 and Over	2,518	1.3%	3,467	1.7%	3,900	1.9%
<b>Total Population</b>	<b>189,453</b>	<b>100.0%</b>	<b>199,761</b>	<b>100.0%</b>	<b>202,800</b>	<b>100.0%</b>

### RACE AND HISPANIC/LATINO ORIGIN (2000 and 2006 est.)

	2000		2005 ** γ	
Non-Hispanic/Latino	154,185	81.4%	167,599	83.9%
White	114,489	60.4%	129,245	64.7%
Black/African-American	17,244	9.1%	16,980	8.5%
Asian/Pacific Islander	16,346	8.6%	17,779	8.9%
Other/Multi-Racial	6,106	3.2%	3,596	1.8%
Hispanic/Latino	35,268	18.6%	32,162	16.1%
<b>Total Population</b>	<b>189,453</b>	<b>100.0%</b>	<b>199,761</b>	<b>100.0%</b>

Source: U.S. Census Bureau Census, 2000 Census of Population and Housing and Arlington Planning Division estimates.

\* The 2005 population estimate had been 195,965, but was successfully challenged by the Planning Division and is now 199,761. You can access more information about the challenge at [http://www.census.gov/popest/archives/2000s/vintage\\_2005/05s\\_challenges.html](http://www.census.gov/popest/archives/2000s/vintage_2005/05s_challenges.html).

\*\* Figures may not sum due to rounding.

γ Ratios for age, race, and ethnicity corresponding to the original 2005 Census Population Estimate were applied to the revised population Census challenge estimate of 199,761 (see above note).

## HOUSEHOLDS

2007 Households (Planning Division Estimate)	94,500
2005 Households (U.S. Census Bureau American Community Survey)	84,133
2000 Households (U.S. Census Bureau Decennial Census)	86,352

### HOUSEHOLD SIZE

	2000		2005	
1 Person	35,216	40.8%	35,581	42.3%
2 Persons	27,419	31.8%	27,724	33.0%
3 Persons	10,432	12.1%	9,031	10.7%
4 Persons	7,559	8.8%	7,153	8.5%
5+ Persons	5,726	6.6%	4,644	5.5%
<b>Total Households</b>	<b>86,352</b>	<b>100.0%</b>	<b>84,133</b>	<b>100.0%</b>
Average Household Size	2.15		2.28	

Source: U.S. Census Bureau; Census 2000, SF1, P26; 2005 American Community Survey, B11016.

### HOUSEHOLD COMPOSITION

	2000		2005	
Family Households	39,322	45.5%	37,578	44.7%
With own children under 18 years	16,625	19.3%	15,267	18.1%
Married-couple families	12,800	14.8%	11,683	13.9%
Male householder, no wife families	880	1.0%	875	1.0%
Female householder, no husband families	2,945	3.4%	2,709	3.2%
Nonfamily Households	47,030	54.5%	46,555	55.3%
<b>Total Households</b>	<b>86,352</b>	<b>100.0%</b>	<b>84,133</b>	<b>100.0%</b>

Source: U.S. Census Bureau; Census 2000, SF1, P18; 2005 American Community Survey, B11003, B11005.  
Data unavailable for 2007.

## HOUSING UNITS

2007 Housing Units (Planning Division Estimate) 99,190

2000 Housing Units (U.S. Census Bureau) 90,426

### TYPE OF HOUSING UNIT (2000 and 2006 est.)

	2000		2007 *	
Single-family, detached	27,668	30.6%	28,021	28.3%
Single-family, attached	10,284	11.4%	10,628	10.7%
Multi-family (3+ units)	52,373	57.9%	60,440	60.9%
Other	101	0.1%	101	0.1%
<b>Total Housing Units</b>	<b>90,426</b>	<b>100.0%</b>	<b>99,190</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2000 Census of Population and Housing and Arlington Planning Division estimates.

\* 2006 figures may not sum due to rounding.

## INCOME

### ARLINGTON

2007 Median Household Income \$84,800

2007 Per Capita Income \$63,500

Source: Arlington County Planning Division estimates.

2005 Effective Buying Income \$6.52 Billion

Source: Sales and Marketing Management, Survey of Buying Power, 2005.

## EDUCATION

### PUBLIC SCHOOLS ENROLLMENT

(September 2006)

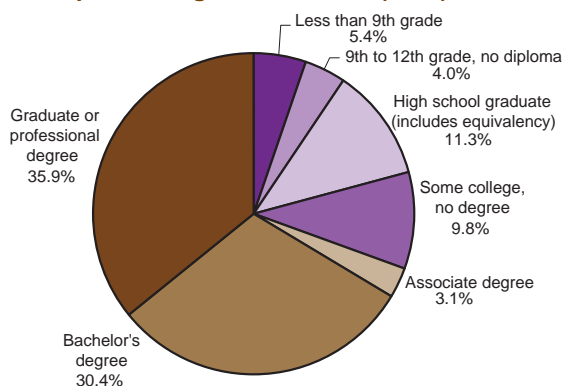
	No. of students
Elementary School (PreK - 5)	9,343
Middle/High School (6 - 12)	9,073
Stratford Program	35
<b>Total (PreK - 12)</b>	<b>18,451</b>

Expenditures per Pupil  
(Fiscal Year 2007) \$17,958

High School Graduates  
Continuing Their Education 90.5%

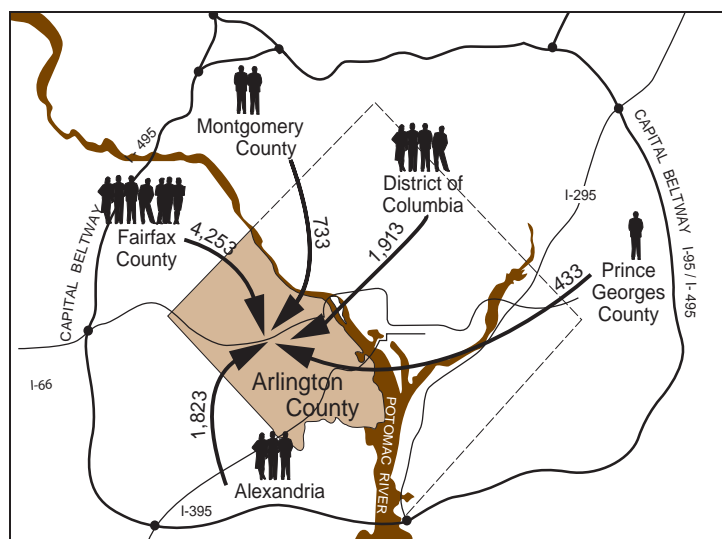
Source: Arlington County Public Schools.

### EDUCATIONAL ATTAINMENT Population Age 25 and Older (2005)



Source: U.S. Census Bureau, 2005 American Community Survey.

## POPULATION MIGRATION - INFLOW (2004 - 2005)



From other parts of VA. . . . . 2,193

From other parts of MD . . . . . 508

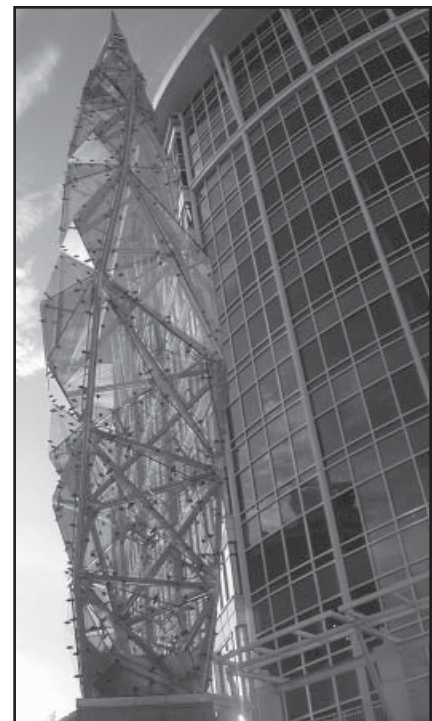
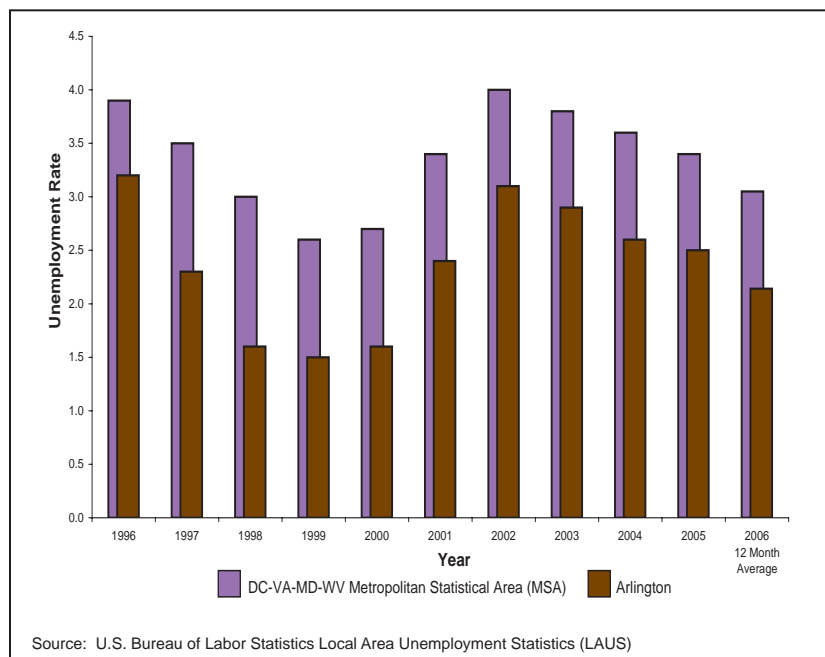
From other states . . . . . 8,734

From other countries . . . . . 911

Source: Internal Revenue Service.

## LABOR FORCE & UNEMPLOYMENT

Civilian Labor Force (December 2006) . . . . . 125,908  
Unemployment Rate (December 2006). . . . . 1.9%



“Flame” by Ray King, funded by the JBG Companies. Photo by Arlington County, Public Art Program.

## AT-PLACE EMPLOYMENT

At-place employment refers to jobs located in Arlington.

### AT-PLACE EMPLOYMENT BY INDUSTRY (2007)

Construction	4,900	2.4%
Retail Trade	10,700	5.4%
Transportation and Warehousing	9,100	4.5%
Information	7,200	3.6%
Finance and Insurance	4,000	2.0%
Real Estate and Rental/Leasing	6,900	3.5%
Professional and Technical Services	36,500	18.2%
Other Services	59,900	29.9%
Government	57,400	28.7%
All Other	3,700	1.8%
<b>Total Jobs</b>	<b>200,300</b>	<b>100.0%</b>

Source: Arlington County Planning Division estimates. Because of a change in industry classification, data are not comparable with earlier years.

## GRADUATE PROGRAMS, COLLEGES AND UNIVERSITIES

	<b>Fall 2006 Enrollment</b>
Marymount University	3,604
George Mason University - Virginia Square campus	2,425
Troy University	1,146
Art Institute of Washington	1,011
Argosy University	901
DeVry University - Crystal City campus	615
George Washington University - Crystal City campus	260

Source: Arlington Economic Development.

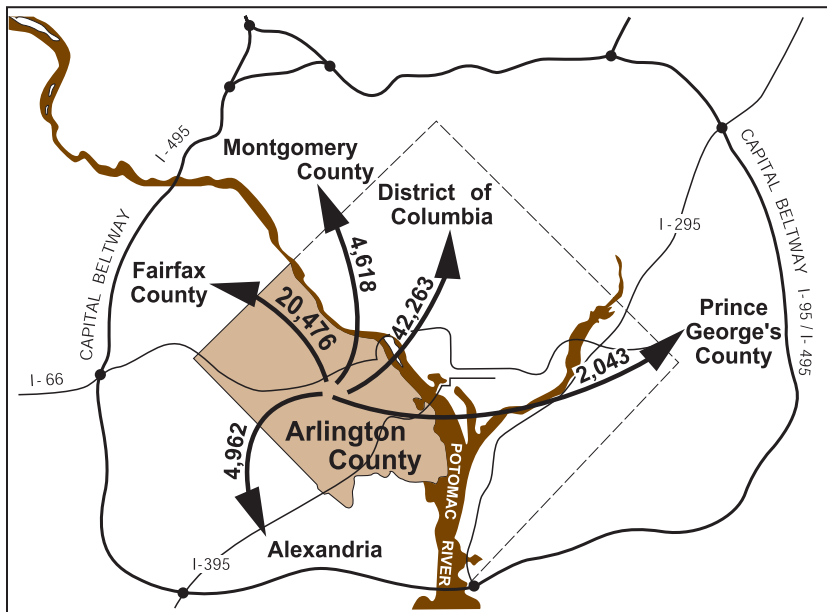


## TOP 10 PRIVATE EMPLOYERS

Company	Arlington Employees January 2007
Virginia Hospital Center	2,363
Verizon	1,850
Lockheed Martin Corporation	1,800
Marriott International, Inc.	1,720
SAIC	1,448
CACI	1,297
US Airways	1,136
Booz Allen Hamilton	952
SRA International, Inc.	766
Friedman, Billings, Ramsey Group	650

Source: Arlington Economic Development.

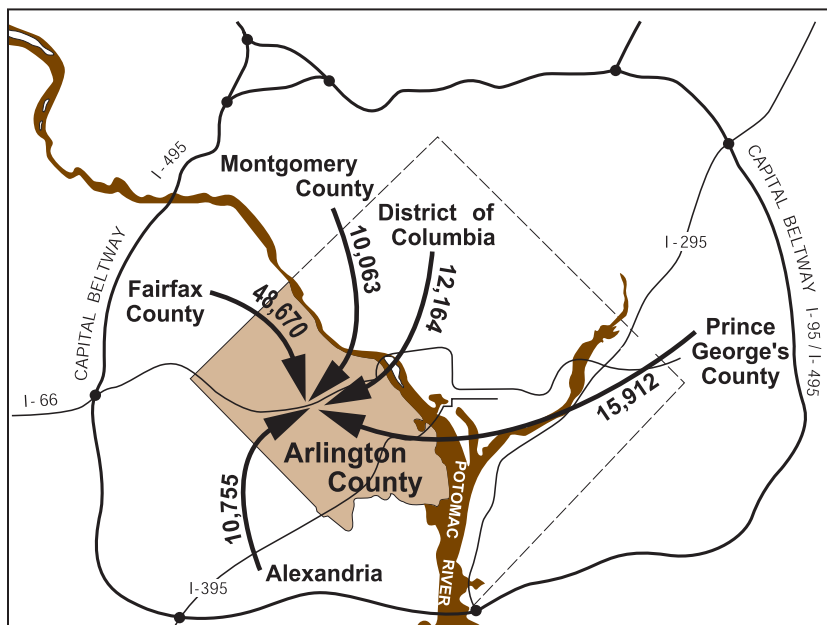
## RESIDENTS WORKING IN OTHER JURISDICTIONS (2000)



To Prince William Co., VA	648
To Loudoun Co., VA	1,230
To other places in VA	3,264
To other places in MD	917
To other states	1,047

Source: U.S. Census Bureau.

## RESIDENTS OF OTHER JURISDICTIONS WORKING IN ARLINGTON (2000)



From Prince William Co., VA	10,108
From Loudoun Co., VA	2,671
From other places in VA	8,272
From other places in MD	8,178
From other states	2,474

Source: U.S. Census Bureau.

## SUMMARY OF NET NEW OFFICE CONSTRUCTION

## Office Space in Square Feet of Gross Floor Area (GFA)

	Rosslyn- Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	510,611	0	510,611
1960 - 1969	3,943,779	2,544,107	6,487,886
1970 - 1979	1,245,417	3,064,442	4,309,859
1980 - 1989	8,542,520	5,736,089	14,278,609
1990 - 1999	3,461,971	438,928	3,900,899
2000 - 2006	2,794,950	648,169	3,443,119
<b>Total Corridor GFA</b>	<b>20,499,248</b>	<b>12,431,735</b>	<b>32,930,983</b>
Under Construction (as of December 2006)	1,438,446	0	1,438,446

**Total County GFA**                      **42,391,356**

Office vacancy rate (October - December 2006)\*                      10%

Source: Arlington County Planning Division.      \*Source: Arlington Economic Development.

## 2006 APPROVED PROJECTS

*The following projects were approved by the Arlington County Board in 2006.*

**BALLSTON**

Barton Duplex - 2 residential units

The Spire (Fairmont) - 9,200 s.f. retail, 237 residential units

**CLARENDON**

Clarendon Center - 220,919 s.f. office, 61,380 s.f. retail, 244 residential units

**COLUMBIA PIKE**

Safeway Site \* - 14,650 s.f. office, 34,341 s.f. retail, 188 residential units

Penrose Site/Adams Square - 97,044 s.f. retail, 299 residential units

**COURT HOUSE**

Courthouse Plaza Hotel - 9,455 s.f. retail, 176 hotel rooms

**CRYSTAL CITY**

Crystal Plaza: Office Building 2 - 29,010 s.f. retail, 266 residential units

Crystal Houses Lofts - 247 residential units

**Lee Highway**

2515 Lee Highway \*\*\* - 12,200 s.f. retail, 22 residential units

4601 - 4607 Old Dominion Drive \*\*\* - 5,570 s.f. office, 6,272 s.f. retail, 12 residential units

City View Town Homes - 20 residential units

**Pentagon City**

Two Metropolitan Park - 8,119 s.f. retail, 300 residential units

**Shirlington**

Randolph Square - 195,000 s.f. office, 16,472 s.f. retail

**Other Areas**

Alexan at South Glebe Road - 217 residential units

4717 24th Road North \*\* - 2 residential units

Glebe Road \*\* - 5 residential units

**TOTAL DEVELOPMENT APPROVED BY THE  
ARLINGTON COUNTY BOARD IN 2005:**

436,139 s.f. office GFA                      2,061 residential units

283,493 s.f. retail GFA                      176 hotel rooms

\* FBC = Form-Based Code

\*\* URD = Unified Residential Development

\*\*\* UC/MUD = Unified Commercial / Mixed Use Development

A complete report on 2006 development is available from the Arlington web site.





## SUMMARY OF NET NEW RESIDENTIAL CONSTRUCTION

## RESIDENTIAL UNITS

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	4,958	514	5,472
1960 - 1969	1,263	3,613	4,876
1970 - 1979	378	2,167	2,545
1980 - 1989	8,524	2,014	10,538
1990 - 1999	6,179	684	6,863
2000 - 2006	4,928	1,894	6,822
<b>Total Units</b>	<b>26,230</b>	<b>10,886</b>	<b>37,116</b>
Under Construction (as of Dec. 2006)	2,241	1,676	3,917
Rental vacancy rate (2006)**	2.2%		

\*\*Source: Arlington County 2006 Rent and Vacancy Survey.

## HOUSING

## HOUSING UNIT ESTIMATES AND FORECASTS BY METRO STATION AREA

	2000	2010	2020	2030
Rosslyn	6,212	7,406	8,873	10,264
Court House	6,048	7,643	8,147	8,297
Clarendon	680	2,751	4,222	4,730
Virginia Square	1,435	3,704	4,639	4,901
Ballston	6,744	7,802	9,174	9,240
Pentagon City	3,433	5,280	8,010	8,170
Crystal City	5,427	8,326	9,065	9,065
<b>Arlington</b>	<b>90,842</b>	<b>108,554</b>	<b>120,859</b>	<b>124,667</b>

Source: Arlington County Planning Division estimates.

## AVERAGE ASSESSED VALUE (2007) - \$593,607

Single-Family Detached House	\$701,408
Single-Family Attached House, Townhouse	\$689,847
Condominium Townhouse	\$551,606
Condos & Cooperatives	\$353,486

Percent change in average assessment (2006 - 2007) -0.8%

Source: Arlington County Department of Real Estate Assessments.

## AVERAGE RENT (2006) - \$1,480 per month

Efficiency	\$1,123
One Bedroom	\$1,332
Two Bedroom	\$1,708
Three Bedroom	\$2,160

Percent change in average rent (2005-2006) 3.0%

Source: Arlington County 2006 Rent and Vacancy Survey.

## MAJOR RETAIL FACILITIES

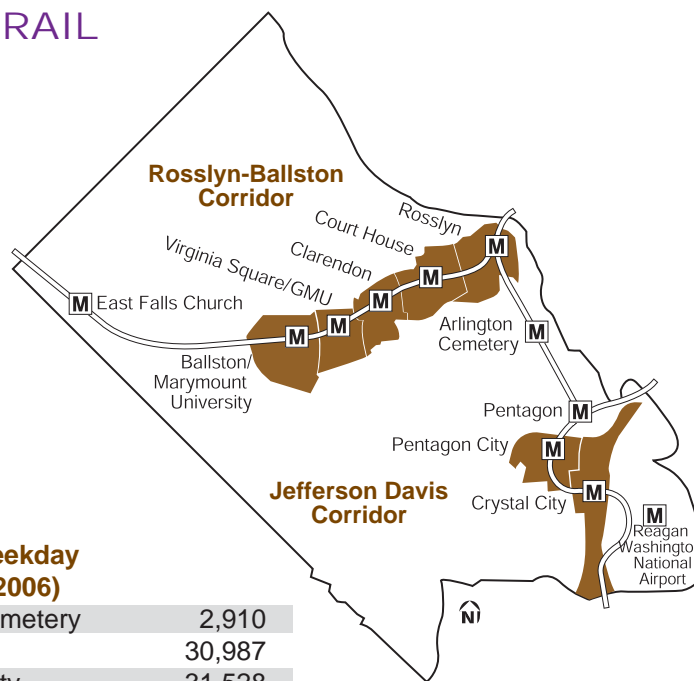
	No. of stores	Sq. Ft.
Fashion Centre at Pentagon City	158	821,686
Ballston Common Mall	112	578,000
Village at Shirlington	34	361,000
Pentagon Center	9	337,429
Market Common Clarendon	35	302,311
Pentagon Row	51	296,000
Crystal City Shops	185	289,235

Total retail sales (2006 Estimate)\* \$2.5 billion

Source: Arlington Economic Development.

\*Source: Woods & Poole Economics.

## METRORAIL



### Average Weekday Ridership (2006)

Arlington Cemetery	2,910
Pentagon	30,987
Pentagon City	31,528
Crystal City	26,527
Reagan National Airport	11,636

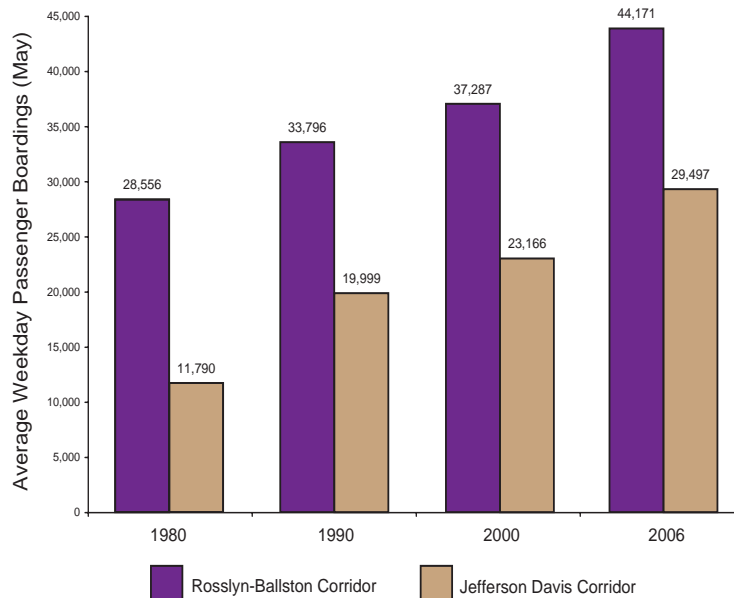
Source: Washington Metropolitan Area Transit Authority.

### Average Weekday Ridership (2006)

Rosslyn	31,662
Court House	14,199
Clarendon	8,190
Virginia Square	7,198
Ballston	24,150
East Falls Church	8,059

\* 2006 monthly averages of entrances (boardings) and exits

### Metrorail Boardings (1980 - 2006) Rosslyn-Ballston and Jefferson Davis Corridors



Source: Washington Metropolitan Area Transit Authority.

## AIR (2006)

Airport	Distance From Arlington	Passenger Volume
Ronald Reagan Washington National Airport	In Arlington	18,550,785
Washington Dulles International Airport	25 Miles	23,020,784
Baltimore-Washington International Airport	34 Miles	20,698,967

Source: Metropolitan Washington Airports Authority; Baltimore-Washington International Airport.



# ARLINGTON ATTRACTIONS

## FINE ARTS AND HISTORY:

American Century Theatre, Arlington Artists' Alliance, Arlington Arts Center, Arlington Historical Society Museum, Arlington Philharmonic, Arlington Players, Arlingtines Barbershop Chorus, Bowen McCauley Dance, Cambodian American Heritage, Center Dance Company, Charter Theatre Company, Classika-Synetic Theatre, Columbia Pike Artist Studios, Dominion Stage, Drug Enforcement Agency Museum, Educational Theatre Company, Ellipse Arts Center, Encore Stage & Studio, Firebelly Productions, Fort C.F. Smith, Gunston Arts Center, Halau O'Aulani, Hesperus, Indian Dance Educators Association, Jane Franklin Dance, Keegan Theatre, Levine School of Music, Los Quetzales Mexican Dance Ensemble, Metropolitan Chorus, "Old Guard" Museum, Opera Theatre of Northern Virginia, Potomac Harmony Chorus, Requeibros Spanish Dance, Rosslyn Spectrum, Signature Theatre, Sutera Malaysia, Teatro de la Luna, Thomas Jefferson Community Theatre, Washington Balalaika Society, Washington Shakespeare Company, Woodmont Weavers.

## MAJOR MEMORIALS:

Air Force Memorial, Arlington House, Arlington National Cemetery, Freedom Forum Journalists Memorial, Iwo Jima Memorial, Memorial to Women in the Military, Netherlands Carillon.

## MAJOR PARKS, RECREATION AND COMMUNITY FACILITIES:

Barcroft Sport and Fitness Center, Bluemont Tennis Complex, Bon Air Memorial Rose and Azalea Gardens, Crystal City Water Park, Custis Memorial and Four Mile Run Bike Trails, Farmers' Markets, Fort C.F. Smith Park, Gateway Park, Kettler Capitals Iceplex, Lubber Run Park, Powhatan Springs Park, Sun Garden, Thomas Jefferson Community Center, Walter Reed Community Center.

## COMMUNITY FACILITIES

Libraries	8
County Parks and Playgrounds	192
Northern Virginia Regional Parks	3
Community Centers	14
Nature Centers	3
Bicycle Routes and Jogging Trails	86 Miles
Fire Stations	10
Senior Centers	7



"Cultivus Loci: Suckahanna" by Jann Rosen-Queralt with Oculus Landscape Architects, funded by PRCR and the Kiwanis Club of Arlington. Photo by Arlington County.

## HOTELS & MOTELS

Number of Hotels/Motels	41
Number of Rooms	10,318
Square Feet of Meeting Space	287,389

Source: Arlington Economic Development.

## LAND AREA & POPULATION DENSITY

Land Area	25.8 square miles (16,512 acres)
County Open Space	1,190 acres
Federal Open Space	1,150
Population Density (2006 est.)	7,860 persons/sq. mile
Elevation (Highest Point)	461 feet

## Department of Community Planning, Housing and Development Publications

General Land Use Plan\*  
Development Capacity in Arlington's Metro Corridors\*  
Development in the Metro Corridors 2005\*  
Metro Station Area Demographic Profiles\*

Sector Plans - Addenda and Updates: Rosslyn, Court House, Clarendon\*, Virginia Square\*, Ballston

Area Studies and Plans: Shirlington Crescent - Four Mile Run: Vision 2030\*, Ft. Myer Heights North Plan\*, Columbia Pike (Revitalization Plan Update 2005, Special Revitalization District Form Based Code), Rosslyn to Court House Urban Design Study\*, Lee Highway/Cherrydale Revitalization Plan, North Quincy Street Plan, Nauck Village Center Action Plan

Annual Rent and Vacancy Rate report\*  
Arlington County Consolidated Plan for FY 2005\*  
Retail Action Plan  
2000 Census Highlights: Overview\*  
2000 Census Highlights: Foreign-Born Population\*

Planning Information Reports: Understanding the US Census Bureau American Community Survey\*, Single-Family Construction\*, Development Highlights 2006\*, Arlington County and the Region: Highlights from the 2000 Census\*

Planning Research Briefs: Commuting\*, Employment & Wages\*

\*Available from the Arlington web site.



# USEFUL WEB ADDRESSES AND PHONE NUMBERS

## U.S. Census Bureau

[www.census.gov](http://www.census.gov)

*The U.S. Census Bureau collects and reports demographic and economic data for the nation, states, counties and cities*

## Arlington County Census Data

[www.arlingtonva.us](http://www.arlingtonva.us)

*Under the "Maps & Data" topic, click on Census data.*

## Weldon Cooper Center for Public Service . . . . . (434) 982-5522

[www.coopercenter.org](http://www.coopercenter.org)

*Data and research on the Commonwealth of Virginia and Virginia counties and cities.*

## Virginia Employment Commission . . . . . (804) 786-1485

[www.vec.state.va.us](http://www.vec.state.va.us)

*Labor market and employment data for the Commonwealth of Virginia and Virginia counties and cities.*

## Northern Virginia Regional Commission . . . . . (703) 642-0700

[www.novaregion.org](http://www.novaregion.org)

*Information on demographics, transportation, environmental services and human services for Northern Virginia.*

## Metropolitan Washington Council of Governments. . . . . (202) 962-3200

[www.mwcog.org](http://www.mwcog.org)

*Population, housing, transportation, and health and human services information for the Washington DC region.*

Visit the Arlington web site at:



[www.arlingtonva.us](http://www.arlingtonva.us)

## Arlington County Government Frequently Called Numbers

County Manager's Office. . . . . (703) 228-3120

County Board Office. . . . . (703) 228-3130

## Department of Community Planning, Housing and Development

Planning Division . . . . . (703) 228-3525

Zoning Office . . . . . (703) 228-3883

Code Enforcement . . . . . (703) 228-3232

Inspection Services. . . . . (703) 228-3800

Housing Division . . . . . (703) 228-3760

Housing Information Center . . . . . (703) 228-3765

Neighborhood Services . . . . . (703) 228-3830

Arlington Economic Development . . . . . (703) 228-0808

[www.arlingtonvirginiausa.com](http://www.arlingtonvirginiausa.com)

Visitors and Convention Services . . . . . (800) 296-7996

Department of Environmental Services . . . . . (703) 228-6570

Department of Parks, Recreation and Cultural Resources . . . . . (703) 228-3323

Arlington County Public Library . . . . . (703) 228-3348

The PROFILE is published annually by the Planning Research, Analysis and Graphics Section of the Department of Community Planning, Housing and Development. For further information on the PROFILE and other demographic and development data and publications, please contact the Planning Division at (703) 228-3525 or [PRAT@arlingtonva.us](mailto:PRAT@arlingtonva.us)